

Terrance J. Slominski, OSB 813763
David W. Venables, OSB 081291
SLOMINSKI & ASSOCIATES
7100 SW Hampton, Suite 101
Tigard OR 97223
Phone: 503-968-2505
Fax: 503-684-7950
E-mail: tjslominski@yahoo.com
venables.slominski.law@gmail.com
Attorneys for Plaintiff

**UNITED STATES DISTRICT COURT
DISTRICT OF OREGON
PORTLAND DIVISION**

**WILLIAM X. NIETZCHE, solely as
Trustee for KRME International Trust;
WILLIAM KINNEY, JR.; and JULIE ANN
METCALF KINNEY ,**

Plaintiff,

v.

**FREEDOM HOME MORTGAGE
CORPORATION (FHMC); MORTGAGE
ELECTRONIC REGISTRATION
SYSTEMS (MERS); BENEFICIAL
OREGON INC. (BOI); HSBC HOLDINGS
PLC (HSBC); REGIONAL TRUSTEE
SERVICES CORPORATION (RTSC);
MTGLQ INVESTORS L.P. (MTGLQ);
RUSHMORE LOAN MANAGEMENT
SERVICES LLC (RLMS); U.S. BANK
NATIONAL ASSOCIATION (USBNA);
CLEAR RECON CORPORATION (CRC);
BARRISTERS SUPPORT SERVICES
(BSS); and URBAN HOUSING
DEVELOPMENT (UHD);
Defendants.**

Case No. 3:18-cv-1930-SI

DECLARATION OF ROMAN OZERUGA

I, Roman Ozeruga, make this declaration based on personal knowledge of the facts stated herein and under penalty of perjury.

1. I am the managing member of Urban Housing Development LLC. I have been in the

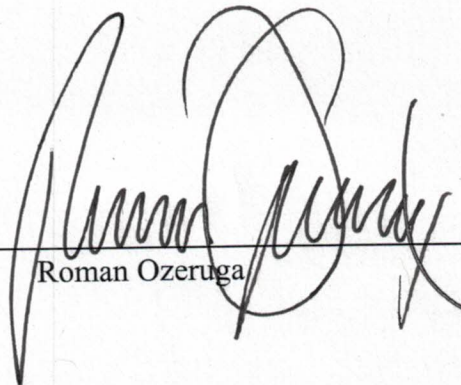
business of acquiring, developing and selling real property in Oregon since 2005. I have worked in this my capacity as manager of Urban Development and in my family businesses.

2. Urban Housing was the successful bidder at the recent foreclosure sale for 4406 N.

Mississippi Ave, Portland Oregon and we have a Trustee's Deed for the property.

3. As part of my business, I follow sales prices and rents in the Portland Metro area. Attached is a spread sheet created in my office showing rental rates for homes near our property on Mississippi Avenue property. Based on this information and my general knowledge, it is my opinion that a reasonable rental rate for the property would be \$2,750 per month.

Dated this 7th day of December, 2018.



Roman Ozeruga

| Monthly Re Bd/Bth | Sq Ft | Address | Type of Dwelling | Notes | Approx Price Per Sq F |
|------------------------|-------|-------------------------------|-----------------------------|---------------------|-----------------------|
| \$ 1,625.00 2bd/1bth | | 933 4307 N Kerby Ave | condo | | \$1.74 |
| \$ 1,895.00 2bd/1bth | | 579 4525 N Albina Ave | condo | new building | 3.27 |
| \$ 1,650.00 2bd/1bth | | 614 4326 N Mississippi Ave | condo | new building | 2.68 |
| \$ 1,875.00 2bd/1bth | | 900 5624 NE 24th Ave | house | | 2.08 |
| \$ 1,450.00 2bd/1bth | | 725 1541 N Killingsowrth St | house | | 2 |
| \$ 2,095.00 2bd/2bth | | 1250 66 NE Going St | house | | 1.67 |
| \$ 1,600.00 2bd/1bth | | 800 224 NE Fremont St | house | | 2 |
| \$ 1,895.00 2bd/1bth | | 1400 101 NE Graham St Unit B | upper unit of duplex | | 1.35 |
| \$ 1,450.00 2bd/1bth | | 1000 4222 N Commercial | triplex unit | | 1.45 |
| \$ 1,650.00 2bd/1bth | | 1000 1302 N Prescott | townhouse | | 1.65 |
| \$ 2,000.00 2bd/1.5bth | | 800 N Montana Ave at Prescott | house | new building | 2.5 |
| | | | | Area Average: | \$2.04 |
| Only Houses | | | | | |
| \$ 1,875.00 2bd/1bth | | 900 5624 NE 24th Ave | house | | 2.08 |
| \$ 1,450.00 2bd/1bth | | 725 1541 N Killingsowrth St | house | | 2 |
| \$ 2,095.00 2bd/2bth | | 1250 66 NE Going St | house | | 1.67 |
| \$ 1,600.00 2bd/1bth | | 800 224 NE Fremont St | house | | 2 |
| \$ 2,000.00 2bd/1.5bth | | 800 N Montana Ave at Prescott | house | new building | 2.5 |
| | | | | Average for Houses: | 2.05 |
| \$4,275 2bd/1bth | | 2087 4406 N Mississippi | house with livable basement | | |
| \$2,585 2bd/1bth | | 1262 4406 N Mississippi | house excluding basement | | |